

MC CRONE

Engineers • Land Planners • Land Surveyors

REPLY TO: 111 S. Cross Street
Chestertown, MD 21620

September 9, 1986
2-02-4-10350

DESCRIPTION OF THE AREA PROPOSED TO BE ANNEXED
ALONG THE NORTHERN BOUNDARY LINE OF
THE TOWN OF CHESTERTOWN

BEGINNING for the same, at a point in the center of the bridge where the Public Road from Chestertown to Tolchester crosses Radcliffe Creek, said beginning point being the same as described in Section 47 titled "Boundaries" as set down in The Code of Public Laws of Kent County 1959 Edition;

THENCE, leaving said beginning point so fixed and running to the northernmost right-of-way line of Maryland Route 20, South 82° 12' 54" West 437.69 feet to a point;

THENCE, continuing along the northernmost right-of-way line of Maryland Route 20, South 65° 02' 22" West 1373.03 feet to a point at the intersection of the division line between the lands now or formerly of Jane B. Sprinkle, and the lands now or formerly of Phillip M. Brooks, Jr.;

THENCE, leaving Maryland Route 20 and binding partly on the aforesaid division line, North 02° 33' 21" West 1704.94 feet to a point along the southernmost outline of the lands now or formerly of Frank Hogans;

THENCE, binding on the southernmost outline of the Hogans lands, South 84° 23' 41" West 435.18 feet to a point along the southernmost outline of the lands of the County Commissioners of Kent County;

THENCE, with the southernmost and westernmost outline of the aforesaid

County Commissioners lands, the three following courses and distances:

South 84° 23' 30" West 459.00 feet to a point, thence North 04° 06' 48" West 651.92 feet to a point, and thence North 02° 24' 02" West 158.56 feet to a point;

THENCE, binding on the northernmost outline of the aforesaid Commissioners' lands, and crossing Maryland Route No. 514, North 83° 28' 52" East 735.54 feet to a point on the easternmost right-of-way line of the aforesaid Maryland Route No. 514;

THENCE, binding on the easternmost right-of-way line of Maryland Route No. 514, the six following courses and distances: North 29° 59' 59" West 2128.87 feet to a point of curvature, thence with the arc of a curve to the left, 592.91 feet to a point of tangency, said curve having a radius of 2889.79 feet and scribed by a chord of North 35° 52' 38" West 591.87 feet; thence North 41° 45' 20" West 135.70 feet to a point of curvature, thence with the arc of a curve to the right 1041.67 feet to a point of tangency, said curve having a radius of 1884.86 feet and scribed by a chord of North 26° 07' 48" West 1015.34 feet; thence North 10° 30' 12" West 147.63 feet, and thence North 37° 46' 59" East 59.26 feet to a point along the southernmost side of Cromwell Clark Road;

THENCE, leaving Maryland Route No. 514 and binding on the southernmost side of Cromwell Clark Road and the northernmost outline of the lands of Alfred E. Hickman, North 88° 44' 20" East 565.39 feet to a point on the northernmost boundary of the lands now or formerly of the Coventry Farm;

THENCE, continuing along the southernmost side of Cromwell Clark Road and the northernmost outline of the aforesaid lands of Coventry Farm, the three following courses and distances: North 77° 23' 01" East 1935.64 feet to a point, thence North 80° 13' 51" East 1122.00 feet to a point, and thence North

76° 43' 51" East 511.42 feet to a point along the westernmost right-of-way line of the lands of The Maryland Department of Transportation:

THENCE, binding on the aforesaid right-of-way line, South 17° 14' 29" East 92.09 feet to the lands now or formerly of Millard F. Reed, Jr.;

THENCE, leaving the Maryland Department of Transportation lands and binding on the westernmost outline of the aforesaid Reed lands, South 02° 56' 11" West 1848.94 feet to a point;

THENCE, binding on a portion of the southernmost outline of the Reed lands and the southernmost outline of the lands of Edwin C. Fry, the two following courses and distances: South 60° 16' 29" East 270.50 feet to a point, and thence South 78° 58' 49" East 548.02 feet to a point along the westernmost right-of-way line of the aforementioned lands of the Maryland Department of Transportation;

THENCE, running across the aforesaid lands, South 79° 19' 25" East 79.21 feet to a point at the northwesternmost corner of a subdivision known as Foxley Manor;

THENCE, leaving the lands of the Maryland Department of Transportation and binding on the northernmost outline of Foxley Manor and crossing U.S. Route No. 213, South 78° 58' 12" East 1413.92 feet to a point along the easternmost right-of-way line of the aforesaid U.S. Route 213;

THENCE, binding on the easternmost right-of-way line of U.S. Route 213, the two following courses and distances: with the arc of a curve to the right having a radius length of 924.93 feet and scribed by a chord of North 13° 36' 34" East 310.54 feet, and thence North 23° 17' 27" East 935.21 feet to a point at the intersection of the division line of the lands now or formerly of Ina Rae Levey;

THENCE, leaving U.S. Route No. 213 and binding on the aforesaid division line South $66^{\circ} 48' 38''$ East 705.78 feet to a point on the easternmost right-of-way line of Center Road;

THENCE, binding on the easternmost right-of-way line of Center Road, the two following courses and distances: South $01^{\circ} 20' 03''$ West 931.78 feet to a point, and thence South $25^{\circ} 26' 20''$ East 334.52 feet to a point located along the southernmost outline of the lands now or formerly of George F. Scheeler;

THENCE, leaving Center Road and binding on the aforesaid outline, North $63^{\circ} 23' 55''$ East 1274.45 feet to a point along the westernmost outline of the lands of the Department of Health and Mental Hygiene;

THENCE, ~~binding on the~~ perimeter outline of the aforesaid lands, the four following courses and distances: North $27^{\circ} 26' 29''$ West 840.00 feet to a point, thence North $63^{\circ} 23' 55''$ East 1040.00 feet to a point, thence South $27^{\circ} 26' 29''$ East 840.00 feet to a point, and thence South $63^{\circ} 23' 55''$ West 917.01 feet to a point located at the northwesternmost corner of the lands now or formerly of William J. Bringman;

THENCE, binding on the westernmost outline of the aforesaid Bringman lands, South $25^{\circ} 17' 50''$ East 106.54 feet to a point located at the southeasternmost corner of Scheeler Road, said point further being located at the end of the eleventh or North $52^{\circ} 08' 40''$ East 1139.56 foot-line as contained in the description of the Annexation to the Town of Chestertown in 1980.

- WALMART 2

February 5, 1996.

C. Daniel Saunders, Atty.
106 Church Alley
Chestertown, Md.

Dear Mr. Saunders:

Last January, at the request of Paul Bowman, attorney for the Town of Chestertown, I plotted the lines of annexation around the Scheeler property on an ~~aer~~ial photo. It was my conclusion that there was an error in the annexation description. This was later confirmed by a letter from McCrone, Inc. who did the survey. I was unable to analyze the source of error, and I did not pursue it.

Recently, you asked for my reaction to the theory that the original annexation line along the east side of Md. Rte. 213 (N 23 17 27 E - 935.21') ran not to the division line between Scheeler and Levy but to the northwest corner of the retention pond lot that Levy had the use of. It then followed the northeast side of this pond area extended (S 66 48 38 E - 705.78') to meet the extension of the east side of Center Road (S 01 20 03 W - 931.78').

Using the data on the Walmart plat I calculated the intersection of the two lines and found that the distances came very close to the original annexation figures (704.04' and 935.46'). I did the same thing using the data on a plat by McCrone entitled "Part of the Lands of Bittorf Ford, Inc.", dated Jan. 1989. The results were not quite as close (703.83' and 936.29'). This, together with a discovery of a plat entitled "Chestertown Village" by McCrone showing a possible intersection of the run-off pond line with Center Road strongly indicates to me that the theory is correct. The fact that there is another discrepancy between the annexation description and what actually exists tends to cloud the picture somewhat.

Another point that tends to support the theory advocated by you is the corrected distance given by McCrone for the length of the N 23 17 27 E line along Md. Rte. 213. The original was 935.21' and the corrected one was 692.21'. The difference is 243', the same as is shown as the lot frontage for th retention pond lot on the Chestertown Village plat.

It is my belief that whoever made the calculations for for the original annexation used the northeast side of the retention pond lot and its extension to Center Road in his figuring. Whether this was the intent or whether this was the understanding between McCrone and the town authorities, I have no way of knowing.

Sincerely yours,

WALMART

January 22, 1996.

C. Daniel Saunders, Atty.
106 Church Alley
Chestertown, Md.

Dear Mr. Saunders:

Enclosed are plats showing the Scheeler tract and adjacent properties. I have added a copy of a sketch that I did for the Town of Chestertown concerning the town lines in that area.

The Scheeler plats (MLM 1/363 and 363A) show four parcels. I ran a mathematical closure on Parcel 1 and a combination of the other three, and both checked as to closure and acreage. I have also shown on one of the enclosed copies distances from the Scheeler plat and those of surveys of neighboring lands. These match fairly well except along Center and Scheeler Roads. Considering the fact that this area was subdivided piecemeal it is not surprising to find these discrepancies.

Last January the town asked me to try to resolve the dispute over the annexation town lines. Working strictly from the annexation description and an aerial photo, I came to the conclusion that the description did not fit the various call such as Md. 213, Scheeler Road, and the health center. This was later confirmed by a letter from Mr. Whitehill of McCrone, Inc. who sent Mr. Bowman an amended description. I have shown these corrected lines on one of the plats.

My conclusion is that the Scheeler survey is an accurate one that conforms to adjacent properties; and that, except for the southern part of Parcel 2, no other part of the Scheeler lands lies within the town lines of Chestertown.

Sincerely yours,

7. With respect to the letter from William R. Nuttle to C. Daniel Saunders, dated February 5, 1996, and produced by the Town of Chestertown on July 17, 1997:

(a) The plotting performed by Mr. Nuttle "last January" of the lines of annexation around the Scheeler property on an aerial photo, as referenced in the first paragraph.

(b) The letter from McCrone, Inc. that confirmed Mr. Nuttle's finding of an error in the annexation description, as referenced in the first paragraph.

(c) The plat by McCrone entitled "Part of the Land of Bittford Ford, Inc." dated January 1989, as referenced in the third paragraph.

(d) The original document(s) showing the "original "distance given by McCrone" of 935.21 feet, as referenced in the fourth paragraph.

(e) The document(s) showing the "corrected distance given by McCrone" of 692.21 feet, referenced in the fourth paragraph.

(f) Documents referred to as "the original annexation" in the fifth paragraph of the letter.

(g) Documents relating or pertaining to "another discrepancy between the annexation description and what actually exists", as referenced in the third paragraph of Mr. Nuttle's letter.

PHILIP W. HOON
ATTORNEY AT LAW
104 S. CROSS STREET
CHESTERTOWN, MD 21620

TELEPHONE (410) 778-6600
FAX (410) 778-6637

August 1, 1997

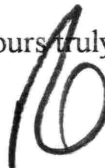
Mr. William Nuttle
P.O. Box 371
Chestertown, MD 21620

Re: Chestertown Wal-Mart—Town Boundary Action

Dear Bill:

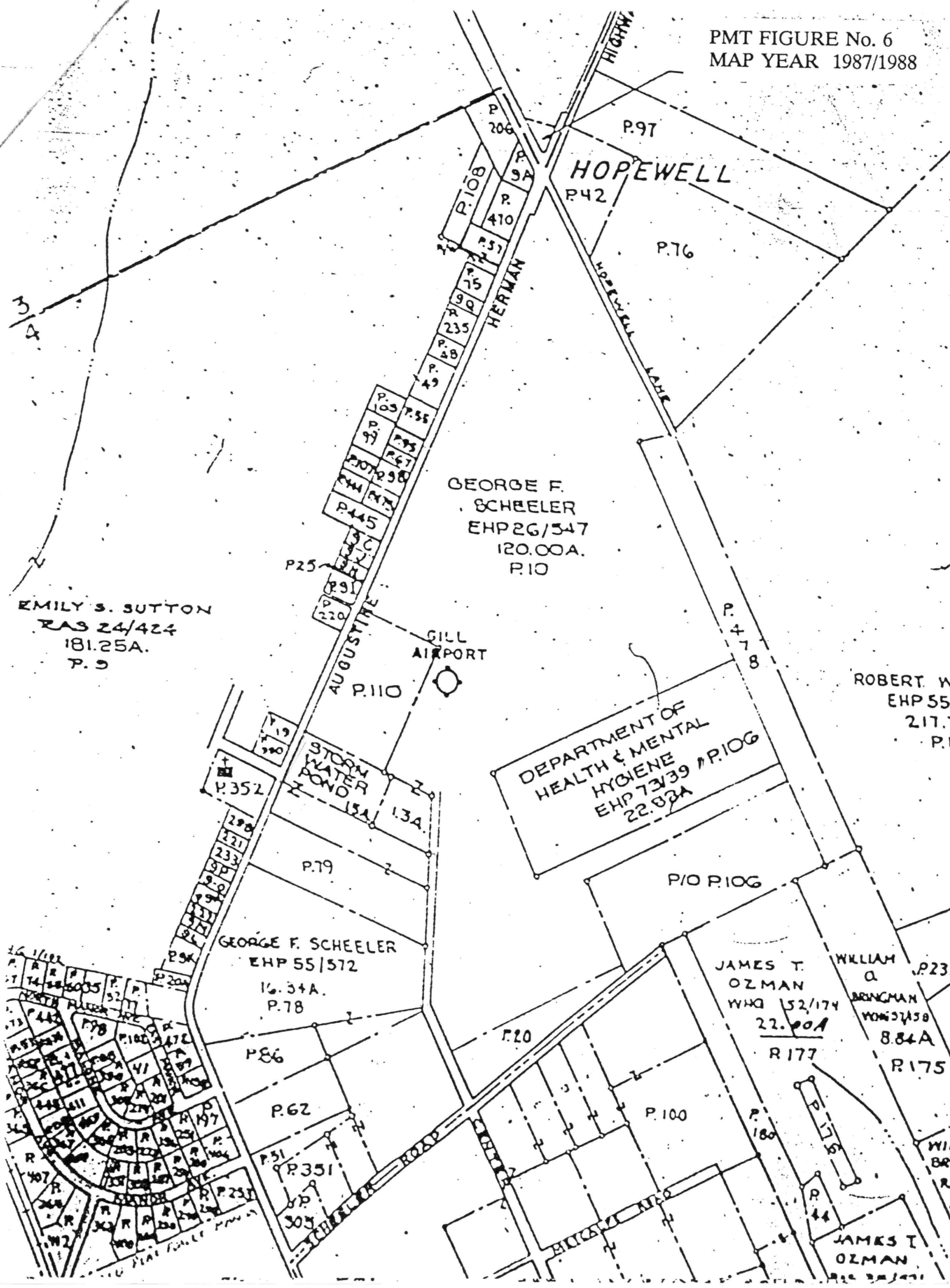
In connection with the dispute relating to the Chestertown boundary, Wal-Mart Stores, Inc. has filed a request for production of documents. Item 7 of that request, a copy of which is enclosed, requests certain information relating to the letter you sent to Dan Saunders on February 5, 1996. I would be grateful if you could forward to me that information so I might be able to produce it as requested. Thanks.

Yours truly,

A handwritten signature in black ink, appearing to be 'PHOON' or similar, written over the typed name.

Philip W. Hoon

PWH:c



R/W

Begin at inter N R/W Scheeler Rd. & W side Center Rd. extended
w/ W R/W Center along east side Rock Hall Lumber

N $16^{\circ}50'25''$ W - 492.17 to C.M. at cor. Chest. Village
still with W/R/W Center Rd. N $09^{\circ}56'$ E - 701.91 to C.M.

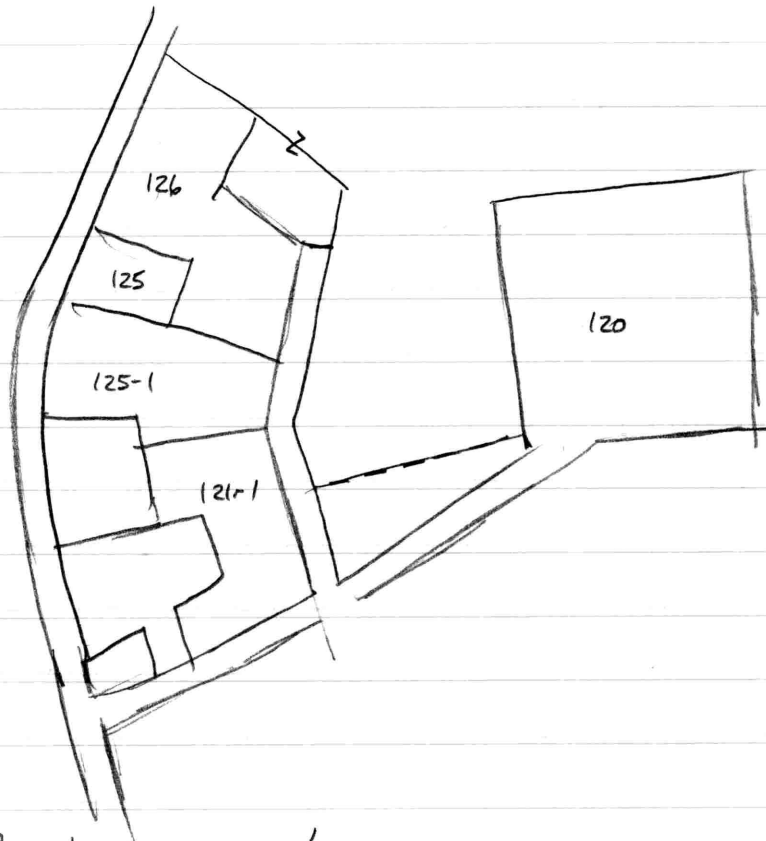
Crossing rd. S $80^{\circ}04'$ E - 50.00

S $09^{\circ}56'$ W - 690.01

S $16^{\circ}50'25''$ E - 469.64 to N side Scheeler Rd.

S $61^{\circ}09'35''$ W - 51.12 to begin

MAP 205



126 Ina Rae Levy E 52/443

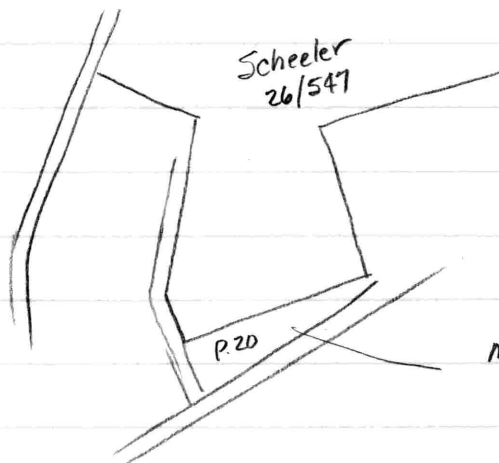
125 GMSD Realty E 298/?

125 Somers E 271/447

120 Dept Health & Mental Hygiene E 73/39

MAP. 37

EHP 1/139



MLM 36/466 Joan F. Baxter et al.
2.93 Ac.

Cressack 61/772

Begin C.M. at cor Brugman at S side Scheeler Rd.
said point being $S 25^{\circ} 17' 50'' E$ 107.68 from I.P. at cor Brugman
other lands of Scheeler
§ herein

W/E side Scheeler Rd and div. line between herein and Brugman
 $S 25^{\circ} 17' 50'' E$ 1006.33 to C.M. at cor. Brugman, Ozman & herein
W of Ozman $S 64^{\circ} 47' 40'' W$ - 199.46 on S side Metcalf Rd.

leaving Ozman with 4 new lines through Scheeler

1. $N 25^{\circ} 12' 30'' W$ - 50 to N side Metcalf Rd.

W/S $S 64^{\circ} 47' 40'' W$ - 292.11

leaving rd. $N 25^{\circ} 12' 20'' W$ - 350

$S 64^{\circ} 47' 40'' W$ - 622 to E side Center Rd.

W/E/W $N 25^{\circ} 12' 20'' W$ - 356.77 to enter E side Center & SE Scheeler Rd.

W of Scheeler Rd. $N 52^{\circ} 08' 45'' E$ - 1139.55 to begin

32/565
Old line Coast Co.

Tracing of Tax Map 205

Dep. - 120 Det. Heath 73/39
119 - Florain Cusack 61/172
121-1 Mashev 183/174
121-2 Strong 223/345

126
Ina Rae Levy
52/443

125
Chas Sommers
271/447

125-1
GMSD Realty
EHP - 1298

123
Rte 213, LLE
MLM 35/251

121-1

119

Scheeler to Lery E 52/443

Parcel 1 Begin I.P. on E side US 213 (30' from Sta. 50+37.27 on Plat 8840
said pt. being N along R/W 1120.57 from NW cor. R.H. Lumber
to Don Kelly EHP 35/448

w/ U.S. 213 N 31° 53' 23" E - 139.94 to C.M.

w/ new line S 58° 12' 41" E - 750.01 to C.M. on W R/W

Center Rd. extended (50' wide)

w/ W side Center Rd. S 09° 56' W - 150.78 to I.P.

w/ new line N 58° 12' 41" W - 806.35 to begin

MCC 1973

Parcel 2

Begin I.P. on E side U.S. 213 (at 47+83.27) also

N 866.57 from NW cor. Kelly

w/ E side rd. N 31° 53' 23" W - 254 to I.P.

w/ new line S 58° 12' 41" E - 806.35 to I.P. on W side

Center Rd.

w/ R/W of rd. S 09° 56' W - 273.67 to I.P.

w/ new line N 58° 12' 41" W - 908.60 to begin

Together with use of run off pond

Begin C.M. on rd.

w/ rd. N 31° 53' 23" E - 243± to point S 31° 53' 23" W - 285±

285± from SW cor. Spekman

S 58° 12' 41" E - 448±

S 31° 53' 23" W - 243± to Lery

w/ S N 58° 12' 41" W - 448.01 to begin

Together with R/W

(cont.)

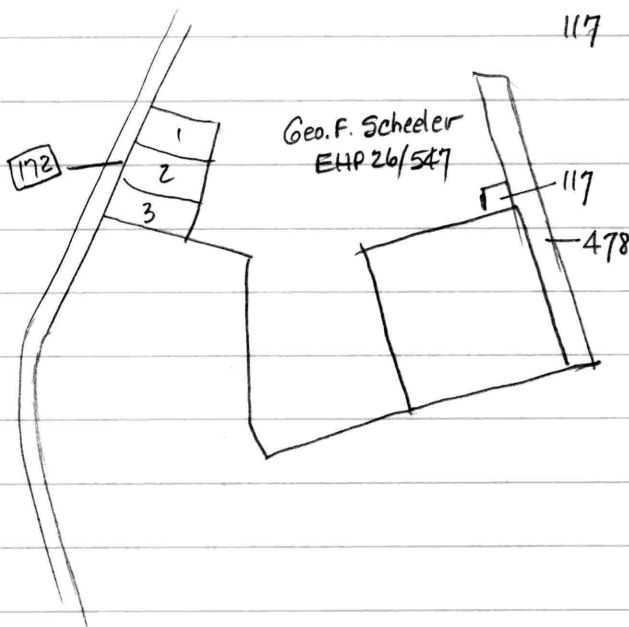
MAP 37

172 Chas W. Sommers E267/510

172

172 Speakman Co. E73/739

117 Town of Chest. E142/284



Scheeler E 26/547

April 1968

Begin black gum on Hopewell Lane

S66 $3/4^{\circ}$ W - 193 $19/25$ to U.S. 213

N21 $1/2^{\circ}$ W - 43 $3/5$

N26 $1/2^{\circ}$ E - 252 to mouth of Hopewell Lane

thence to begin

Also woodland 18 $1/2$ acres with R/W 16 $1/2$ wide - JWG 11/296

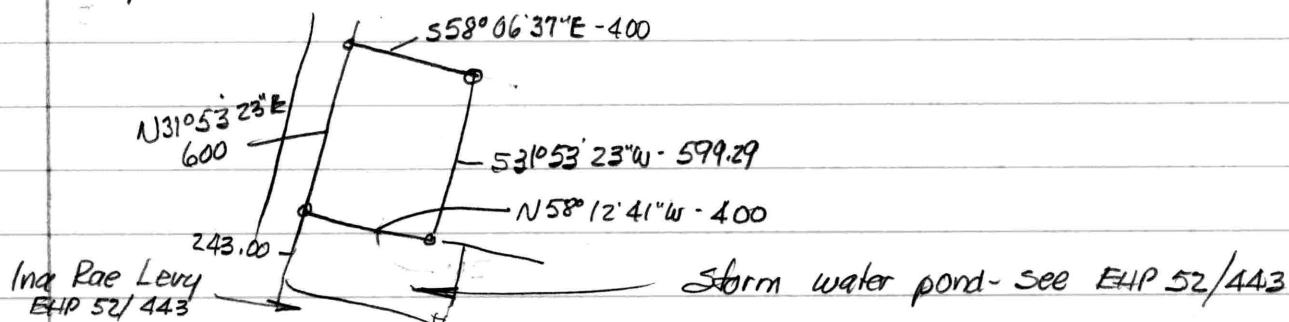
Reserving graveyard

S&E ① SRC WHG16/525

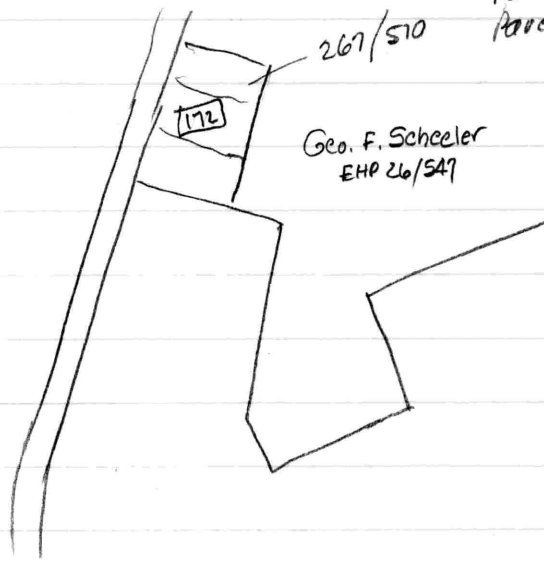
② Delmarva P&L EHP 25/479

Sommers - E 267/510 - part of Speakman

Speakman - E 73/739



MAP 27



267/510

Geo. F. Schaefer
EHP 26/547

Parcel 1 - Speakman
Parcels 2 & 3 - Sommers

--- W/E side 213

1. Curve Chord: $N13^{\circ}36'34''E - 310.54$

$N23^{\circ}17'27''E - 935.21$ to line of Ina Rae Hwy

W/S $S66^{\circ}48'38''E - 705.78$ to E R/W Center Rd.

W/S $S01^{\circ}20'03''W - 931.78$ 669.96

$S25^{\circ}26'20''E - 334.52$ to S side Scheeler land

W/S $N63^{\circ}23'55''E - 1274.45$ to mental health

W/S $N27^{\circ}26'29''W - 840$

$N63^{\circ}23'55''E - 1040$

$S27^{\circ}26'29''E - 840$

$S63^{\circ}23'55''W - 917.01$ to Bugman

W/S $S25^{\circ}17'50''E - 106.54$ to SE cor. Scheeler Rd.

--- S $S2^{\circ}08'40''W - 1139.56$

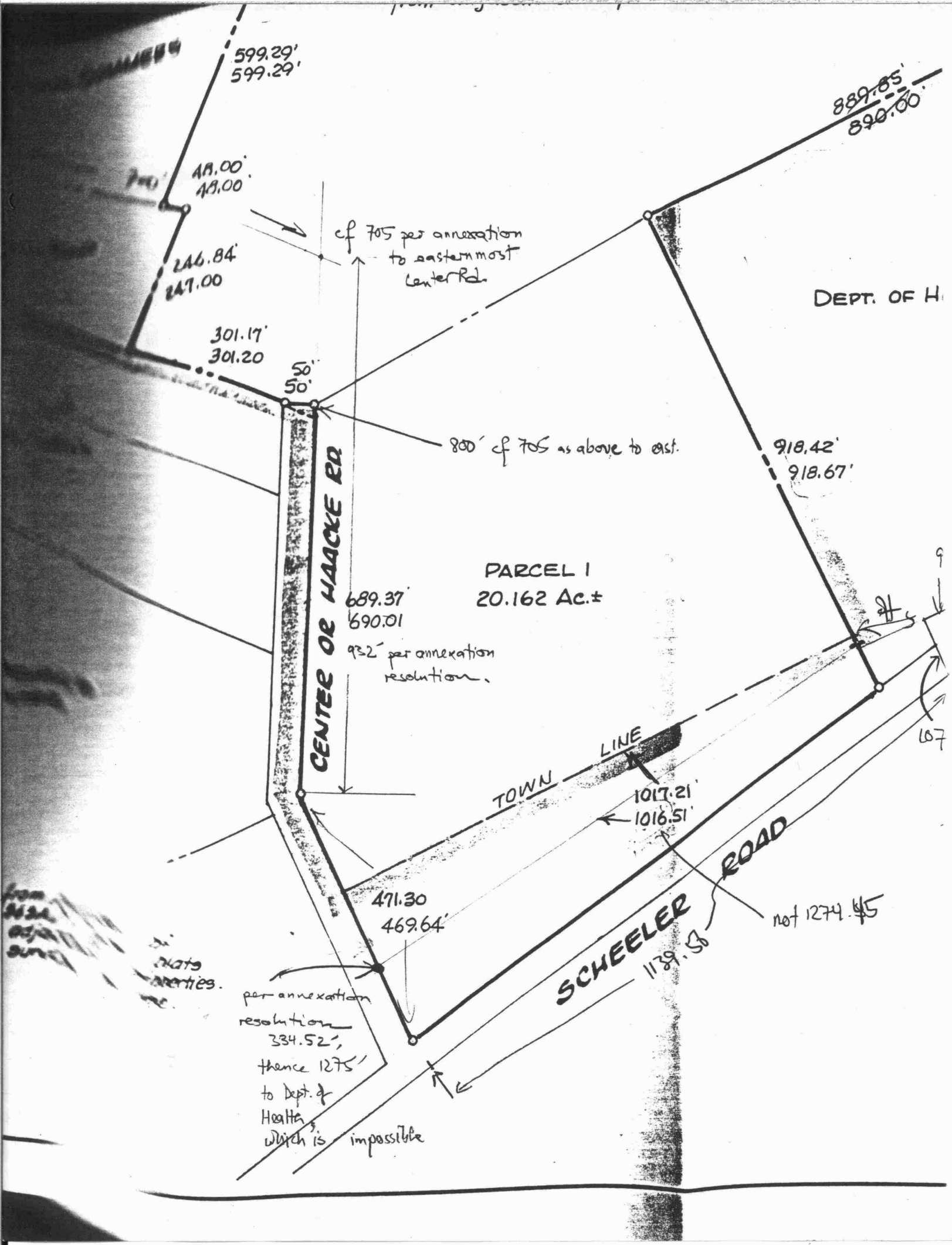
EHP 52/443 Schuler to Levy

Parcel 1 Begin I.P. on E R/W (30' from E), said pt.
being W 1120.57 from NW cor Rock Hall Lumber to Kelley
w/ld. N 31° 53' 23" E - 139.94 to C.M.
w/new line S 58° 12' 41" E - 750.01 to C.M. on W R/W
Center Rd. Extended (50' R/W)
w/w R/W Center Rd. S 09° 56' W - 150.78 to I.P.
w/new line N 58° 12' 41" W - 806.35 to begin

Parcel 2 Begin I.P. on E side rd. at pt. 866.57 from
NW cor Rock Hall Lumber to Osa Kelley
N 31° 53' 23" W - 254 to I.P.
w/new line S 58° 12' 41" E - 806.35 to I.P. & W side Center
w/s S 09° 56' W - 273.67 to I.P.
w/new line N 58° 12' 41" W - 908.60 to begin

Together with right to use storm water pond

Begin C.M. on E side rd. at N cor of Schuler to Levy
N 31° 53' 23" E - 243 ± to point 285 ± from SW cor Speckman
285' option to ~~w/~~ Speckman S 58° 12' 41" E - 448 ± to pt. on ~~S 31° 53' 23" W - 243 ± to 750.01 line of~~
w/s Schuler to Levy
w/s N 58° 12' 41" W - 448.01 to begin



Ch'd = N 12°24'04" E 287.44'
R = 924.93'
L = 288.61'

N 45°05'36" E
14.43'

MARYLAND

ROUTE 213

TO MARYLAND ROUTE 202

TO KENNA

213

LOT 1
AREA = 0.905 AC.±

REMAINING LANDS OF
GMSD REALTY ASSOCIATES
E.H.P. 288/487
REMAINING AREA PER TAX
ASSESSMENT = 11.26 AC.±
LOT 4

Ch'd = S 12°28'34" W 286.23'
R = 760.85'
L = 287.99'

LOT 2
AREA = 1.088 AC.±

N 78°08'43" W
166.24'

EXISTING BLOCK BUILDING

LOT 3
AREA = 0.552 AC.±

Ch'd = N 07°31'50" W 148.53'
R = 924.93'
L = 148.69'

LANDS NOW OR FORMERLY OF
ROUTE 213, LLC
M.L.M. 35/251

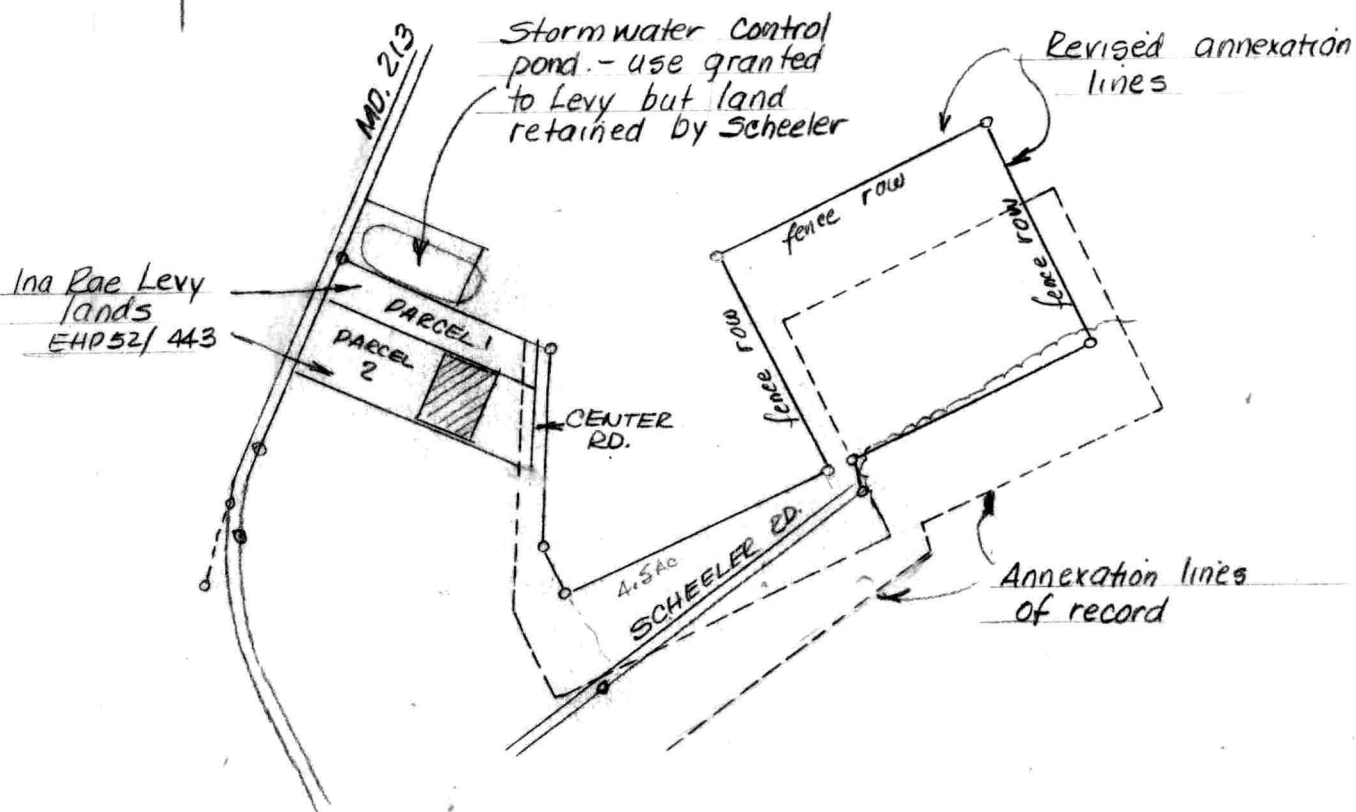
LANDS NOW OR FORMERLY OF
INA RAE LEVY
E.H.P. 52/443

EXISTING BLOCK BUILDING

LANDS NOW OR FORMERLY OF
ROBERT H. STRONG, Sr.
E.H.P. 223/345

HAACKE ROAD
(a.k.a. CENTER ROAD)

50' R/W



Note: This plat was drawn from various descriptions superimposed on a U.S.D.A. aerial photo.

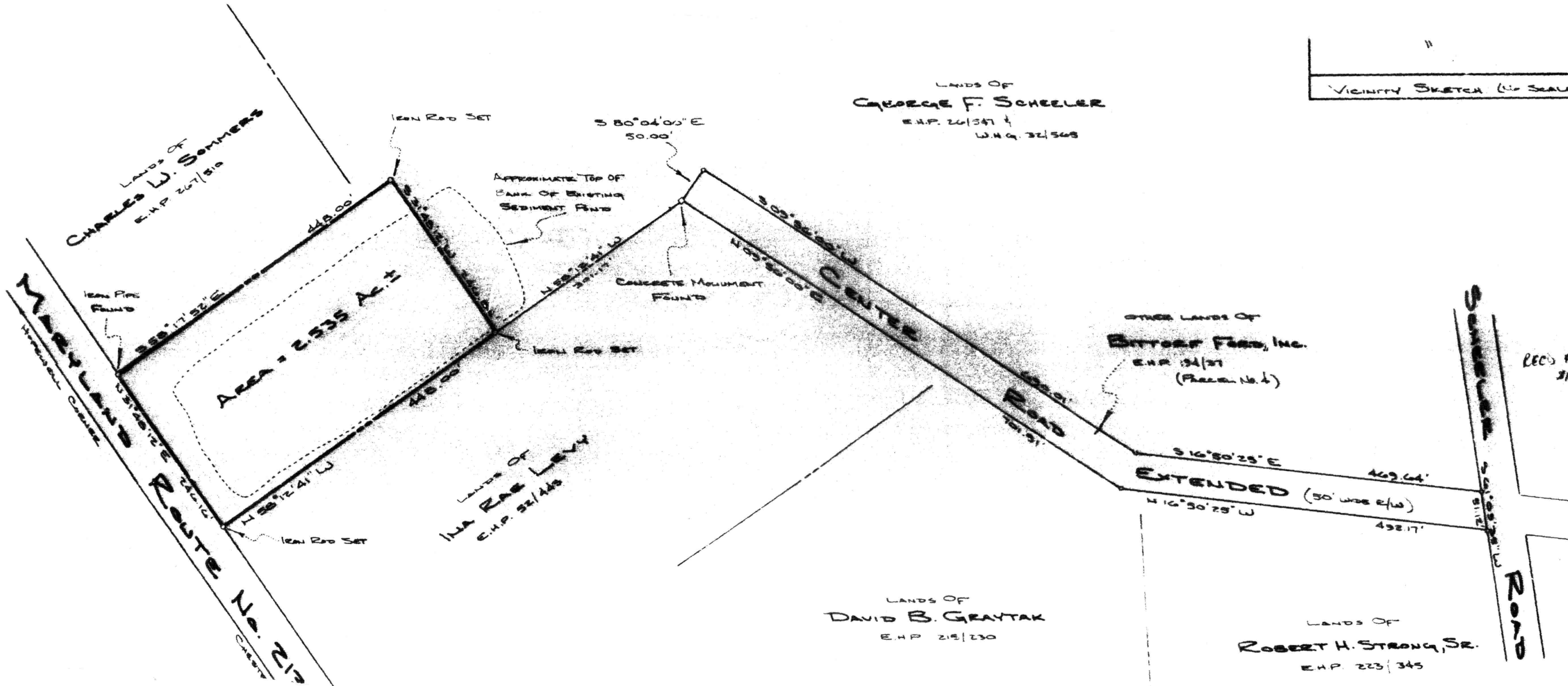
PLAT SHOWING TOWN LINES CHESTERTOWN, MD.

Scale 1"=660'

Jan. 1994

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

VICINITY SKETCH (NO SCALE)



REC'D FEE
\$12.00

1
MB

10 PM 4 06

STATE OF MARYLAND DEPT
HEALTH & MENTAL HYGIENE
EHP 73/39

TOWN OF CHESTERTOWN
EHP 142 284

FOR CONTINUATION
SEE SHEET 1 OF 2

CHESTERTOWN
KENT COUNTY

DP 4 L EHP/25/479

S 27° 26' 29" E - 1120.14

GEORGE F SCHEELER HEIRS
AREA = 87.4982 ACRES
RESIDUE OF ORIGINAL PARCEL
RIT EHP 5 547
NOW KNOWN AS SCHEELER FIELD

ALL ACCESS TO THESE PARCELS, SCHEELER FIELD,
SHALL BE FROM ROUTE 213 THROUGH GILL AIRPORT
ROAD UNLESS OTHERWISE APPROVED BY
THE KENT COUNTY PLANNING COMMISSION

S 43° 36' 21" W
140.62

FOR CONTINUATION
SEE SHEET 1 OF 2

PARCEL 2
3.233 AC

PARCEL 3
35.282 AC

EXISTING
GRASS
RUNWAY

GEORGE F SCHEELER HEIRS
EHP 136 30

HOPWELL LANE
(see note 2)
EHP 11 1 401

S 27° 26' 29" E - 1162.00

VILLAGE
CROSSROADS COMMERCIAL

PARCEL 4
1.021 AC

See sheet 1 of 2 for
Curve Data

EXISTING
BUILDINGS

FOR CONTINUATION
SEE SHEET 1 OF 2

Existing entrance to be used for access
unless otherwise approved by the Kent County

N 23° 21' 15" E - 1507.33

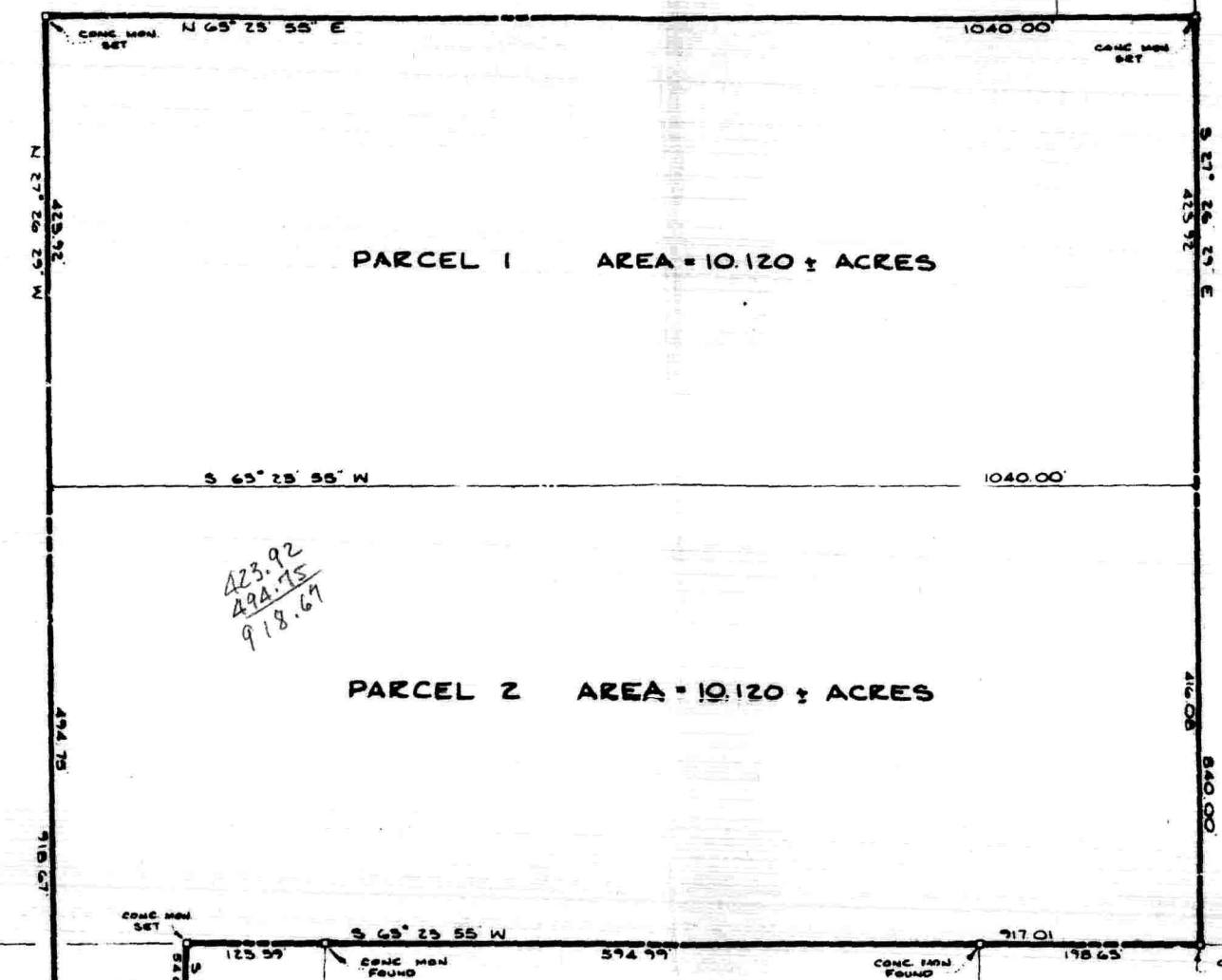
ROUTE 213

RIT SHARROW PLAT 88.0

RECORDED
Jul 9 4 23 PM '77
CLERK OF DISTRICT COURT
KENT COUNTY

JUL -9-76 A 225765 *****1.50

LANDS OF DELMARVA POWER & LIGHT
EHP 25/479



OTHER LANDS OF
GEORGE F. SCHEELER
EHP 26/547

SCHEELER LANDS
WHG 32/565

ROAD (50' WIDE)

PARCEL 3 AREA = 2.588 ± ACRES

JAMES T. OZMAN LANDS
WHG 52/174

WILLIAM J. BRINGMAN LANDS
WHG 57/158

WILLIAM J. BRINGMAN LANDS
WHG 57/158

LANDS OF
FLORIAN G. CUSACK
EHP 61/772

ROCK HALL LUMBER
COMPANY, INC.
EHP 21/662

GEORGE F. SCHEELER
WHG 32/565

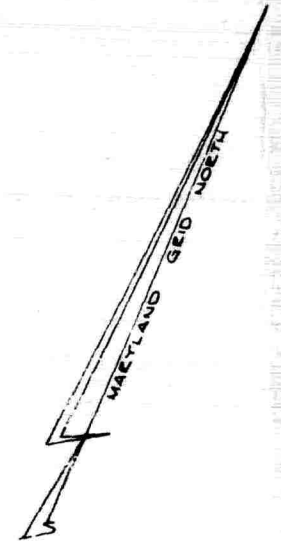
ROCK HALL LUMBER CO., INC.
EHP 7/662

EDMUND R. COOK
EHP 9/181

KENT PLAZA, INC.
EHP 7/275

U.S. ROUTE 213 (60' WIDE)

CENTER



Maryland State Archives

50
2
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22
24
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60

OWNERS CERTIFICATE
This is to certify that the undersigned are the owners and/or the contract purchasers of the Land described in this Site Plan and hereby dedicate that the Approved Final Site Plan will be adhered to in accordance with the Kent County Zoning Ordinance

Scheeler Heirs
Richard Scheeler
Marie S. Starkey
Margaret S. Starkey
Margaret S. Fisman
Joan S. Baxter
WAL-MART STORES, INC.
John A. Smith

STATE OF MARYLAND DEPT. OF
HEALTH & MENTAL HYGIENE
EHP 73/39

PARCEL 1
20.162 Ac.

GEORGE F. SCHEELER HEIRS
AREA = 87.4982 ACRES
RESIDUE OF ORIGINAL PARCEL
REF. EHP 26.547
NOW KNOWN AS SCHEELER FIELD

PARCEL 3
35.282 Ac.
ALL ACCESS TO THESE PARCELS, SCHEELER FIELD,
SHALL BE FROM ROUTE 213 THROUGH GILL AIRPORT
ROAD UNLESS OTHERWISE APPROVED BY
THE KENT COUNTY PLANNING COMMISSION.

PARCEL 2
31.033 Ac.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct,
that it is a subdivision of the lands conveyed to the
George F. Scheeler Heirs as described in Liber EHP 26, Folio 547

George M. Heath
Professional Land Surveyor
Maryland No. 9328

NOTES

- BEARINGS ARE REFERENCED TO THE DEED DESCRIPTIONS INCLUDED IN EHP 73/39 (STATE OF MARYLAND, DEPT. OF MENTAL HYGIENE PROPERTY). ALL OTHER PROPERTY LINE BEARINGS HAVE BEEN ADJUSTED TO THIS COMMON MERIDIAN. DISTANCES ARE IN FEET.
- HOPEWELL LANE IS NOT NOW AN IMPROVED ACCESS WAY. CURRENTLY THE AREA IS BEING CULTIVATED. DEED (REF. EHP 136/30) STATED THE WIDTH AS 30 FEET. DEED (REF. EHP 25/479) STATED THAT "THE EXACT WIDTH, POSITION AND STATUS OF HOPEWELL LANE COULD NOT BE DETERMINED IN THAT DEED, WIDTH WAS ASSUMED TO BE 33 FEET. THE AREA SHOWN ON THIS PLAT INCLUDES AREA OF HOPEWELL LANE."

LEGEND

- PROPERTY LINE THIS SURVEY
- ADJOINING / ADJACENT PROPERTY LINES
- EXISTING CONCRETE MONUMENT FOUND
- EXISTING IRON PIPE FOUND
- STEEL ROD SET THIS SURVEY (WITH CAP)
- EHP 73/739 TYPICAL FOR DEED REFERENCE (BOOK & PAGE NO.)
- PARCEL OR LOT NO. REFERRED TO IN DEED
- PERC TEST HOLES (8/25/99)
- CHESTERTOWN BOUNDARY LINE

SCALE 1"=100'

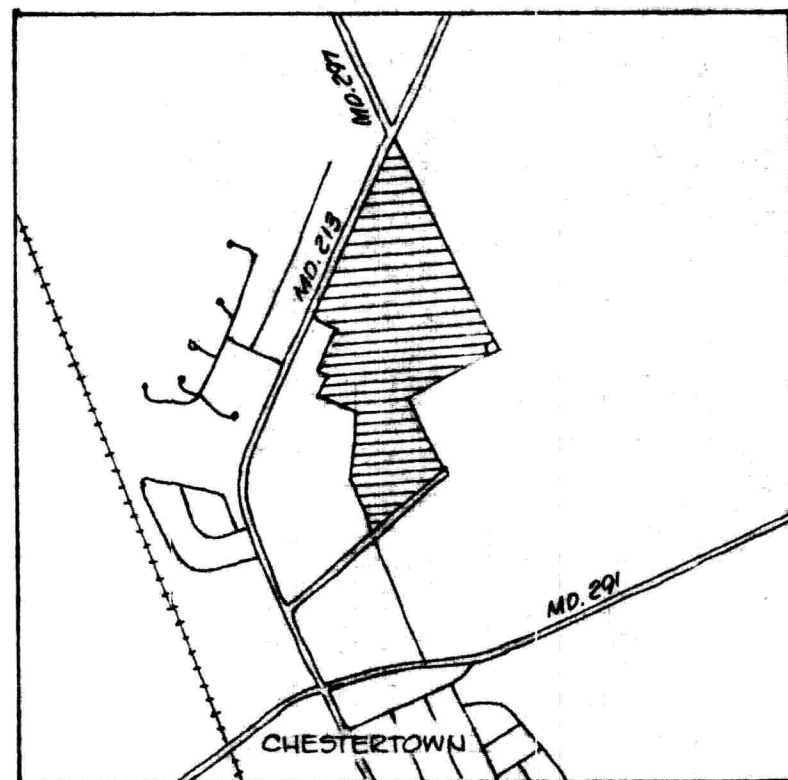
CURVE DATA	Curve #		
	1	2	3
R	90.00	90.00	135.34.23
T	30	30	60
L	47.12	47.12	141.97
LC	42.43	42.43	111.09
LC bearing	S 68°21'15"W	S 21°38'45"E	S 44°25'56"E

C.W. SNIERS
EHP 169/31
ANTHONY
EHP 157/184
C.W. AUSTIN
EHP 165/122
EHP 75/97
L.H. KINARD
EHP 21/609
P.B. CLARK
EHP 11/426
R.M. SCHUBERT
EHP 10/913
B.M. HILSON
EHP 8/879



428
1507.55
1935.55

FILED 7-1-99 IN PLAT BOOK 1500M 1507.55



MD. RTE. 213

PARCELS 2, 3, & 4
67.335 Ac.±

NOW OR FORMERLY
ROBERT W. CLARK

DELMARVA POWER & LIGHT CO.

SPEAKMAN Co.

CHAS. SOMMERS

RUN-OFF POND

TOWN OF CHESTERTOWN

DEPT. OF HEALTH & MENTAL HYGIENE

INA RAE LEVY

PARCEL 1
20.162 Ac.±

WASHINGTON SQUARE
SHOPPING CENTER

CENTER OF HADCKE RD

TOWN LINE

SCHEELER ROAD



COMPOSITE PLAT OF THE
SCHEELER & ADJACENT LANDS

4TH DISTRICT, KENT COUNTY, MD.

Scale 1"=200'

Jan. 1996.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

Note: This plat was drawn from plats of
Scheeler Field (MUM/363,363A) and plats
and deed descriptions of adjacent properties.
This does not represent a survey by me.